

January 13, 2005
Seven o'clock P.M.
Council Chambers, City Hall
North Little Rock, Arkansas

A special call meeting of the North Little Rock City Council scheduled for Monday, January 13, 2005, was called to order at 4:00 p.m. by the honorable Mayor PATRICK HENRY HAYS. The roll having been called, and the following Aldermen answered to their names: MARTIN GIPSON, NEIL BRYANT, LINDA ROBINSON, GARY BERRY, JOHN PARKER, CHARLIE HIGHT and MURRY WITCHER, a quorum was declared (7/0). Alderman OLEN THOMAS was absent. Assistant City Clerk Linda Marshall was also present.

Mayor Hays convened the special call this date.

January 12, 2005

Honorable Members of the City Council

Re: Special Council Meeting

Dear Members of the City Council:

This is to advise that we have called a special Council meeting of the North Little Rock City Council for 4:00 p.m. on January 13, 2005, at City Hall, Council Chambers, North Little Rock, Arkansas. The following will be on the agenda:

- 1)A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A LEASE AGREEMENT WITH ARKANSAS QUEEN, LLC TO LEASE CERTAIN PORTIONS OF RIVERFRONT PARK; AND FOR OTHER PURPOSES.
Sponsored by: Mayor Patrick H. Hays

Respectfully submitted,
/s/ Mayor Patrick H. Hays

The law requires that each of you be notified of the time, place and subject matter of any specially called Council meeting. This notice does not require any special written formalities or waivers on your behalf, unless you are notified within a 24-hour period prior to the special meeting.

It is requested that each of you sign the cover letter simply to indicate that you have been informed of the nature and time of the meeting. However, please be aware that your signature is not required unless a period of less than 24 hours remains before the designated time for the meeting and you have not previously received notice.

This will evidence that I have received this notice of a special Council meeting for 4:00 p.m., Thursday, January 13, 2005, at City Hall, Council Chambers, North Little Rock, and waive time of notice.

/s/ Martin Gipson
MARTIN GIPSON

/s/ Neil Bryant
NEIL BRYANT

/s/ Olen Thomas
OLEN THOMAS

/s/ Linda Robinson
LINDA ROBINSON

/s/ Gary Berry
GARY BERRY

/s/ John Parker
JOHN PARKER

/s/ Murry Witcher
MURRY WITCHER

/s/ Charlie Hight
CHARLIE HIGHT

SPECIAL CALL #1 (RESOLUTION NO. 6702 - MAYOR HAYS)
A RESOLUTION AUTHORIZING THE MAYOR AND CITY CLERK TO ENTER INTO A LEASE AGREEMENT WITH ARKANSAS QUEEN, LLC, TO LEASE CERTAIN PORTIONS OF RIVERFRONT PARK; AND FOR OTHER PURPOSES, was read. A motion to adopt was made by Alderman Berry and seconded by Alderwoman Robinson. On the motion of Alderman Hight and seconded by Alderwoman Robinson, the resolution was amended as follows:: *substitute copy of lease attached to resolution* (7/0). Mayor Hays advised the purpose of the special call was to expedite the ability of the company to be in operation by May 1, 2005, which would be the beginning of their season. The lease contains revenue to the city. The vessel would be a tourist attraction for North Little Rock in conjunction with the Arkansas Inland Maritime Museum. Mr. Joe Smith, Commerce and Governmental Affairs Director researched lease options along the Arkansas River. Vicksburg agreed to pay the boat operator to build a deck and charge a \$1.00 per year lease agreement. A docking location in Wisconsin charges \$1,100.00 per year. St. Charles, Missouri charges \$500.00 per month, plus a \$.50 per passenger fee. The largest amount was in Minnesota, the amount of \$13,000.00 yearly. Alderman Gipson said one thing those towns had in common was that they were gambling towns. Mayor Hays said the city would need to acquire additional property in the area. Mayor Hays said this would be a great opportunity for the area. The existing ramps currently connect the riverbank to the Patriot and Isabella Jo. Alderman Gipson said the lease indicates that if the existing ramps are not used by the vessel, the city would be responsible for the expense. He also said this could possible extend under Arkansas State Highway Department Property and expressed concern regarding the expense. Mayor Hays said a possible connection could be if the Isabella Jo is relocated to the front of the Patriot. A ramp is required by the Fire Department for front barge. The leaser said only one of the two ramps would be needed, therefore, the city would gain a ramp for usage. Mayor Hays said

there would be expenses regarding preparing the foundation for the ramp. Mayor Hays said projected revenue could be \$7,500.00 per year, which does not include the Hamburger Tax. If the business is able to open by May, projected revenue would be less this year due to the short period of time in which to advertise. Mayor Hays said expenses related to preparing the area, with or without the lease would be approximately \$200,000.00. Mayor Hays said costs for getting everything going would be around \$500,000.00. Alderman Gipson estimated \$30,000.00 to pave the parking lot, \$100,000.00 to acquire additional property, \$50,000.00 each for two ramps, tearing out the Patriot (refurbish/remodel/improve), and costs of the two additional barges. Mayor Hays advised the appraised value of the parking area is between \$25,000.00 and \$30,000.00. The first ramp would have to be relocated to make the vessel handicapped accessible. There will be one ramp on the Isabella Jo which will not be used. On the motion of Alderman Gipson and seconded by Alderman Hight, and by consent of all members present, the resolution was adopted as amended (7/0).

There being no further business to come before the Council, and on the motion of Alderman Gipson and seconded by Alderwoman Robinson, and by consent of all members present, the meeting adjourned (7/0), until the next regular meeting to be held on Monday, January 24, 2005, at seven o'clock p.m. in the City Council Chambers, City Hall, North Little Rock, Arkansas.

APPROVED:
MAYOR PATRICK HENRY HAYS

ATTEST:
DIANE WHITBEY, CITY CLERK